



3130 Montana Ave., El Paso, TX. 79903
(915) 566-9671 FAX: (915) 566-8838

FAX COVER SHEET

Date 10/16/2012

To: Andrew Salloun
Company: City Planning
Fax Number: 915 541 14725
Re: _____

From: William Leff
Pages including C/S: 3

☐ Urgent

☐ Reply A.S.A.P.

☐ Please Comment

☒ Review

☒ For Your Info

Opposition to 3204 special
permit

PZST12-00014

William Leff

William Leff

The information contained in this facsimile message is confidential information intended only for the use of the individual or entity named above. If you received this document in error or incomplete, please notify sender immediately at the above number. Thank You...

TO: Andrew Salloum
From: William Leff

Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS

October 3, 2012



Dear Property Owner:

The City Plan Commission will consider a special permit and detailed site development plan review request by Enrique and Norma Garcia located at 3204 Montana Avenue. The subject property is legally described as being the East 90 feet of Lots 7 to 12 and the West 45 feet of the South 10 feet of Lot 7, Block 93, East El Paso Addition, City of El Paso, El Paso County, Texas. The property is 0.32-acre in size. The applicant is requesting a special permit in order to allow for infill development.

The Commission will hear this case at a public hearing as follows:

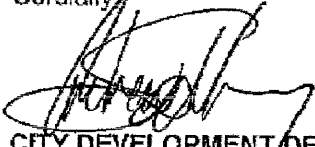
CASE NO: PZST12-00014
DATE: October 18, 2012
TIME: 1:30 pm
PLACE: City Council Chambers, 2nd Floor, City Hall,
2 Civic Center Plaza, El Paso, Texas

*Letter of Confirmation
Comm. Heel*

If concerned, you may attend the meeting, address a letter to the City Plan Commission (c/o Planning Division, 5th Floor, City Hall, 2 Civic Center Plaza, El Paso, TX 79901-1196) or send a fax to (915) 541-4725. The letter or fax must state the case number, your name and address, and your position. Further information may be obtained at the Department or by calling (915) 541-4633.

If you know of any interested property owners who have not received a copy of this letter, please inform them of the date, time and place of this meeting.

Cordially,


CITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
Andrew Salloum, Planner

PARA ASISTENCIA EN ESPAÑOL, POR FAVOR LLAME AL (915) 541-4056, Y SE LE EXPLICARA EL CONTENIDO DE ESTE AVISO.

GENERAL LOCATION MAP INCLUDED



City Development Department
2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4056

Mayer

John F. Cook

City Council

District 1

Ann Morgan Lilly

District 2

Susie Byrd

District 3

Emma Acosta

District 4

Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Eddie Holguin Jr.

District 7

Steve Ortega

District 8

Cortney Carlisle Niland

City Manager

Joyce A. Wilson



Dr. William M. Leff, D.C.

Leff Chiropractic Center

October 15, 2012

3130 Montana Ave.

El Paso, Texas 79903

Telephone: (915) 566-9671

Fax: (915) 566-8838

TO: Andrew Salloum
City Development Department
2 Civic Center Plaza
El Paso, Texas 79901

RE: Letter of Opposition to Special Permit at 3204 Montana
Case Number PZST12-00014

Dear Mr. Salloum;

I am a long standing property owner adjacent and near the 3204 Property applying for a special permit. I own the adjacent property at 3200 Montana that is currently a single family rental unit and I am the owner of the Property and the business located at 3130 Montana Ave, that has been a continuous Chiropractic business since 1949.

At this time there is simply not enough parking for this type of in fill development. The parking lot at 3204 is often already full as it is. It is my understanding that there is three existing apartments and a two attorney law office. It is my understanding, that there should currently be at least 2 spaces per apartment and at least 6 spaces for employees and customers for the two attorney law practice. This means he currently should have about 12 parking spaces. Additional apartments would mean a number of cars on the street with no off street parking. There is simply not enough room for 18 spaces.

We already have an old established business of C and J Dental lab which is two doors away that seems to have inadequate parking as is and already uses the streets in the immediate area for business purposes. Since my business is a very old established business, I have to use the street for my patients as well. This type of in fill development will harm my business.

I am strongly opposed to any additional in fill development in this area. There simply is not enough parking.

Sincerely,

William M. Leff

William M. Leff
Owner of Property at 3200 and 3130 Montana Ave
3130 Montana Ave
El Paso, TX 79903

Sending Confirm

Date : OCT-16-2012 TUE 08:19AM
Name : CITY OF EL PASO PLANNING DEPARTMENT
Tel. : (915)541-4725

Phone	:	95445440
Pages	:	1
Start Time	:	10-16 06:08AM
Elapsed Time	:	00'57"
Mode	:	ECM
Result	:	Ok